

# INTRODUCTION TO VILLAGE PLANNING GUIDANCE FOR MORTLAKE

## What is Village Planning Guidance?

London Borough of Richmond upon Thames (LBRuT) wants residents and businesses to help prepare 'Village Planning Guidance' for the Mortlake Village area. This will be a document that the Council considers when deciding on planning applications. Village Planning Guidance can:

- Identify, with your help, what the 'local character' of your area is and what features need to be retained.
- Help protect and enhance the local character of your area, particularly if it is not a designated 'conservation area'.
- Establish key design principles that new development should respond to.
- The boundary has been based on the Village Plan area to reflect the views of where people live as well as practical considerations to support the local interpretation of planning policy.

## How can I get involved?

There will be two different stages of engagement and consultation before the guidance is adopted.

During November and December 2014 residents and businesses are being asked about their vision for the future of their areas, thinking about:

- the local character
- heritage assets
- improvement opportunities for specific sites or areas
- other planning policy or general village plan issues

Draft guidance will be developed early in the New Year based on your views and a formal (statutory) consultation carried out in March/April 2015 before adoption later in the year.

## How does Village Planning Guidance work?

The Village Planning Guidance will become a formal planning policy 'Supplementary Planning Document' (SPD) which the Council will take account of when deciding on planning applications, so it will influence developers and householders in preparing plans and designs. This includes any aspect of changing the physical environment that requires a planning application for built development and other matters such as new street signs, shop fronts, road layouts or cycleways.

## How does the 'Village Planning Guidance' relate to Village Plans?

The Planning Guidance builds on the 'Village Plans' which were developed from the 2010 'All in One' survey results, and from ongoing consultation, including through the engagement events in November and December 2014. The Village Planning Guidance will be a dedicated section as part of the Village Plans.



Indicative Mortlake Village Planning Guidance Study Boundary



Mortlake Green



Mortlake Station

# WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

What were the most mentioned issues set out in the Village Plans and what has been done?

## Traffic and Congestion

### What was said:

Over half (56%) of respondents identified traffic and congestion as being in need of improvement, particularly level crossings by Barnes and Mortlake rail stations. Other issues included light sequencing, narrow roads, commercial vehicles and a number of traffic hotspots.

### What we have done:

- The Council is working with Transport for London to carry out signal reviews of junctions including in Rocks Lane, Sheen Lane and Chalkers Corner.
- The Council has imposed more stringent planning conditions so that building contractors and suppliers have to use specified routes to ensure that overweight lorries avoid smaller streets.
- The Council has imposed restrictions on delivery times for the supermarkets in Mortlake to before 7am.
- All zig-zag markings adjacent to school entrances have been reviewed. Enforcement has reduced congestion outside schools at key times and residents benefit from parking during key holiday periods.

### What we are going to do:

Traffic lights are being reviewed across the Borough by TfL and the Council to optimise timings, or consider removal in some circumstances.

## Pavements and Roads

### What was said:

That the condition of pavements and roads could be improved. A majority of the concerns related to the poor state of pavements, primarily caused by tree roots and bad winter weather.

### What we have done:

- Made available a specific annual funding pot of £35,000 per village area, in addition to the routine maintenance work being carried out, for works nominated by the public.
- Improved and updated online forms to make it easier to report road and pavement faults.
- Since 2012, improvements have been made to the road and/or footways in Rosemary Lane, Mullins Path, South Worple Way, Worple Street, North Worple Way, Second Avenue, Shalstone Road and Alder Road.

### What we are going to do:

We are currently in the third year of a five year highways maintenance capital programme (£5m over 5 years) and an additional £1m capital funding for 2014/15 has been identified.

## Parking

### What was said:

Concern over resident parking, particularly the impact of commuter parking impacting on availability of spaces for residents.

### What we have done:

- Enhanced the 'fair parking' policy, including improved warnings in bays and discretion at appeal.
- Residents were consulted on the introduction of a community parking zone (as part of the East Sheen Parking Review) but there was insufficient support.

## Shopping in your local high street and support for local businesses

### What was said:

Concerns about empty shops, the quality of the offer and predominance of supermarkets.

### What we have done:

- The Chairman of the East Sheen Business & Retail Association attends the Council's forum for local business and traders' networks to share ideas and engage with the Council to help boost local trade.
- The Council has made available empty shop grants of up to £2000 to help support costs associated with running a temporary shop in an empty unit.
- Introduced 30 minutes free parking for residents in any Council run car parks or on street pay and display using the Richmond Card, specifically in White Hart Lane. Businesses are also able to offer Richmond Card holders discounts.



# OPPORTUNITIES TO GET INVOLVED IN YOUR LOCAL AREA

## Community Links

Community Links help promote community involvement by keeping local communities informed about what the Council is doing, by building a better understanding of what community activity is already happening, helping identify and promote opportunities for local people to get involved and helping local people and groups find the support they need to take part. [www.richmond.gov.uk/community\\_links.htm](http://www.richmond.gov.uk/community_links.htm)

## Mortlake Community Association - MCA

The Mortlake Community Association works with and for the residents of Mortlake. They have groups and activities for people of all ages and interests including social afternoons with dancing, a Positive Living Group, Computers for Everyday Life lessons, a Stitch and Chat Group as well as a community garden.

The MCA works with residents and encourages people in Mortlake to get involved in community life. If there is an activity or group you would like to see in Mortlake, do please contact the MCA as they are always open to suggestions and can help you make your idea happen. More information is available at [www.mortlakecommunityassociation.org.uk](http://www.mortlakecommunityassociation.org.uk)

## The PowerStation

- Rehearsal space and recording studio

The PowerStation has everything that a performer, songwriter, band or producer needs to complete a musical project. The fully equipped rehearsal room has a PA system, drums, amps and instruments; all you need to do is plug in. It also has a state of the art digital recording studio with Logic Pro and Cubase software, fully equipped with outboard and a good collection of microphones.

- Purpose-built sports hall

The large purpose-built sports hall can accommodate football, basketball and badminton, or can be used as an open space for judo or karate, boxing, dance groups, theatres, or a music performance.

- PowerStation Youth Group

There is always lots going on at the PowerStation youth group such as; Art, football, basketball, pool, table tennis and music. Various after school club projects include film and video workshops, hair and beauty, make up and fashion, guitar, drums and vocal tuition, careers advice and homework help. More information is available at [www.richmond.gov.uk](http://www.richmond.gov.uk)

## Mortlake Hall Playcentre

The Mortlake Hall Playcentre has three large rooms, a playground, a huge sandpit, a big red slide and lots of toys such as train tracks, dressing up, painting and playdough. Children can choose what they would like to do, play in one place for as long or short a time as they like. There's lots of space outdoors with a soft playground surface which is ideal for toddlers. All under 5s and their carers are very welcome. Open every weekday from 10.00am to 12noon you can just drop in any day for as long as you like. The Playcentre is located at 30 Mullins Path, Mortlake SW14 8EZ and their website can be viewed at [www.mortlakehall.co.uk](http://www.mortlakehall.co.uk)

## Mortlake with East Sheen Society - MESS

Mortlake with East Sheen Society exists to preserve and protect all that is best in their community, to improve amenities and to prevent encroachments and developments that might spoil the environment; concentrating on the urban and natural environment and the protection, improvement and development of local amenities.

By monitoring all planning applications and making representations as needed, MESS work with local councillors and provide a forum for residents to make their interests and concerns known. They also arrange social gatherings, lectures, walks and visits to places of interest which provide opportunities for members to meet each other. More information is available at [www.mess.org.uk](http://www.mess.org.uk)

## Mortlake Children and Family Centre

The Mortlake Children and Family Centre is based at Mullins Path, North Worples Way, Mortlake SW14 8EZ. Children's Centres aim to provide children and their families with the best start in life, activities include Antenatal Classes, Baby Massage, 1 and 2 Year Checks and Healthy Cooks. More information is available at [www.richmond.gov.uk](http://www.richmond.gov.uk)

## Village Planning Events

To get more involved in Village Planning come along to the following events where you can meet the team and have your say about what is important in your local area:

### Saturday 8 November 2014

Drop-In – 10:00am – 4:00pm

The Old Power Station, 121a Mortlake High Street, Mortlake SW14 8SN

### Sunday 23 November 2014

Walkabout 11:00am – 1:00pm

Meeting point – outside The Old Power Station

# OTHER ACTIVITIES

## Stag Brewery

The redevelopment of the Stag Brewery has been a possibility for some time. The Council has an Uplift programme which will deliver improvements alongside the redevelopment of the site should it come forward. The improvements identified for Mortlake come from extensive public consultation which has been written up into the Stag Brewery Planning Brief. Although the Council does not own the Stag Brewery site we recognised that the people of Mortlake need to see comprehensive development taking place if it becomes available to the market. [http://www.richmond.gov.uk/stag-brewery\\_2010-2.pdf](http://www.richmond.gov.uk/stag-brewery_2010-2.pdf)



## Thames Towpath in Mortlake

The Council has worked with partners to bring about major improvements to the stretch of towpath from Mortlake High Street to The White Hart public house.

Throughout 2012 and 2013 works have been ongoing to improve the towpath, costing £160k. Permanent granite surfacing now prevents large puddles from forming after high tides and rainfall. The works also include the addition of new bins and benches along the path, including five new benches along the riverside between the White Hart public house and Barnes Bridge. The steps by the White Hart public house have also been widened and a hand rail and ramp installed to allow buggies and wheelchairs safer access onto the towpath.

The Council has agreed to spend £95,000 on ramped access from the towpath at Jubilee Gardens. The ramp will allow safe access for those with prams, wheel chairs or mobility scooters. Further improvements to Jubilee Gardens, including benches, new railings and soft landscaping, will be completed winter 2014.



## More affordable homes for Mortlake Village

Thirty three affordable homes have been provided in Mortlake Village, including 25 homes for social rent and 6 for shared ownership at the Williams Lane development. This is part of a Borough wide scheme where the Council and its partners have delivered four hundred and thirty three affordable homes for borough residents between April 2010 and March 2014.



# DEFINING THE CHARACTER OF MORTLAKE VILLAGE

The Council has undertaken some initial work on trying to identify the different areas of Mortlake which have a similar character, together with some of their key features. Some of these are based on established conservation areas. These are displayed on the boards so that we can seek your views.

We want to find out what you think the most important features are of your local area - use the boards to find out where this is.

This will help ensure that the character is maintained and enhanced for the future and that new developments or changes to existing buildings respect the aspects of local character that you think are important.

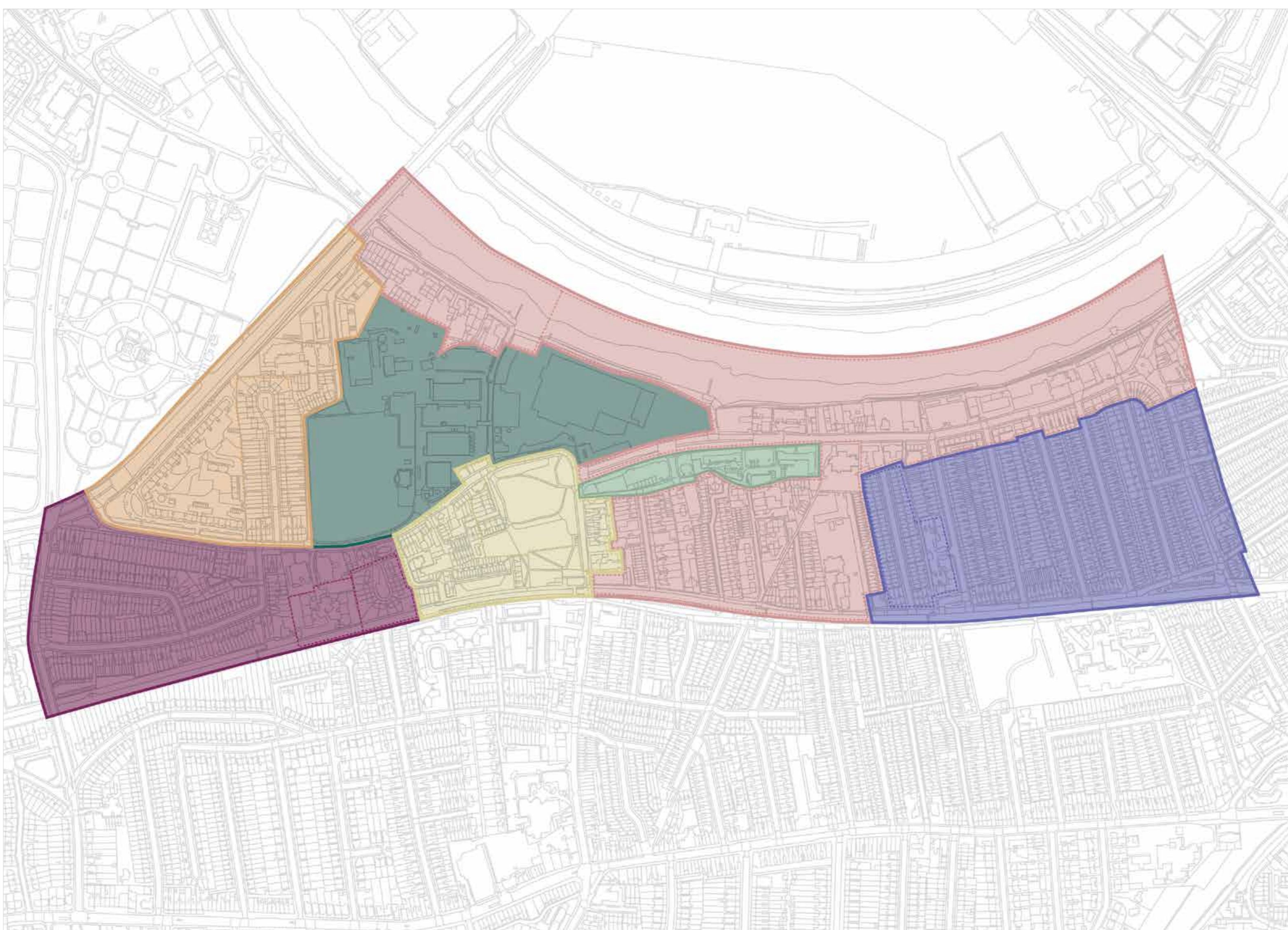
**What are the opportunities to enhance your local area?**

**What do you think the best and most important features are?**

**What are the pressures or problems facing your area?**

The features that you might want to think about could include:

- windows, roofs and chimneys
- building materials and colours
- gardens and green spaces
- street trees and paving
- border walls or railings



Mortlake Character Areas

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# THE CHARACTER OF MORTLAKE

(the numbers in brackets denote the Council's conservation area reference number)



## Character Area 6: Watney Road and surrounds

- Planned residential areas, but of various ages and styles that are not consistent with each other
- Watney Road, built for workers of Mortlake Brewery, Edwardian semi-detached houses with roughcast render and gables
- Chertsey Court, a good example of a London County Council housing estate built in the 1930s
- Recently completed Wadham Mews, including seventeenth century Grade II listed gate piers which were the entrance gates to Cromwell House, demolished in 1857
- Several post-war blocks of flats along Williams Lane built in the 1950s and 60s

## Character Area 7: Stag Brewery

- The Council has previously completed a Supplementary Planning Document for this area
- The site occupies a long, roughly triangular shaped site
- A number of large modern structures associated with the brewing process are located within the area
- Malting's Buildings is eight and nine storey, made from London stock brick
- Former Bottling Building is made of London stock brick and rises to three storey
- Former Hotel Building is plain and is a typical Victorian brick structure

## Character Area 5: Kingsway and surrounds

- Langdon Place: semi-detached brick houses with a rendered second storey; many have been painted and have replacement windows
- Kingsway and surrounds are of Edwardian composition including the 1906 former County Council school. Edwardian terraces and semi-detached properties generally of eclectic or Arts and Crafts detailing
- Kingsway and Lower Richmond Road have distinct rendered gables with a stencil design, but otherwise streets are less consistent
- Kingsdown Parade is a brick Edwardian building; no original shop fronts survive



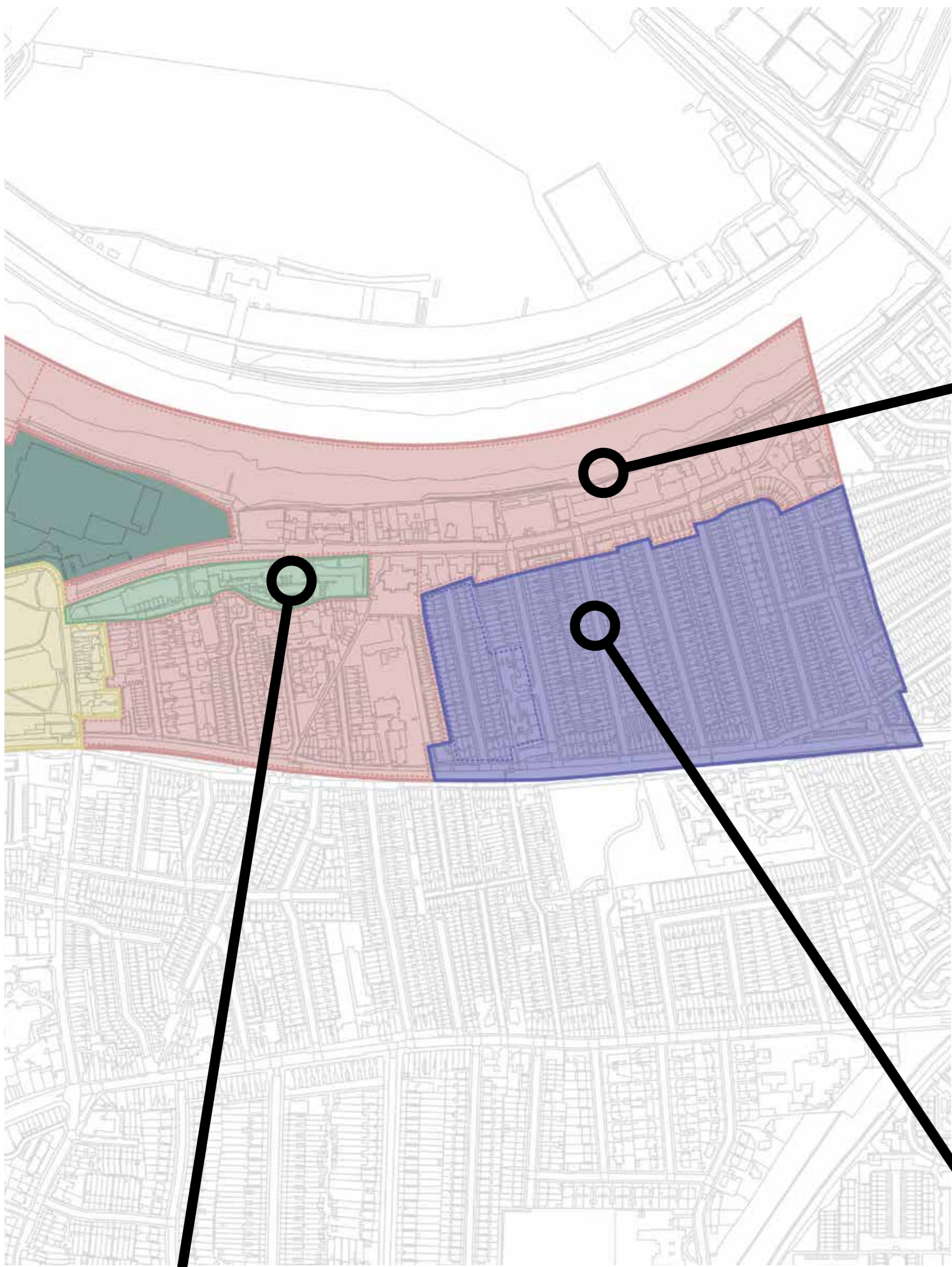
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## Conservation Area 4: Mortlake Green (51)

- The Green is predominantly an informal grassed area with children's play space. Development around the Green is characterised by three or four storey late nineteenth century terraced properties. Mortlake Station is characterised by its traditional brick and timber detailing
- Lower Richmond Road is formed of two and three storey brick terraced houses and the brewery buildings which dominate the road to the north
- Woodbine cottage, Eton Lodge and Rosemary Terrace form an attractive group of buildings. Rosemary Gardens is an architecturally distinctive long terraced group of houses. Mortlake Station is characterised by its traditional brick and timber detailing



# THE CHARACTER OF MORTLAKE



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## Conservation Area 1: Mortlake (33)

- The Conservation Area is situated along the south bank of the Thames between Chiswick Bridge and White Hart Lane. It adjoins Barnes Green (1) to the East and Mortlake (51) Conservation Areas to the west
- Historic core focused around St Mary's Church with many fine eighteenth century listed houses on the riverside and High Street
- Along the river frontage, between Chiswick Bridge and Ship Lane there are eighteenth century buildings
- Nineteenth and twentieth century development has respected the style and scale of the group
- Original architectural details include ground floor bay windows and decorative metalwork, roofs laid in diamond pattern slate, timber bracketed porches and chimneys with corbelled and dentilled brick work

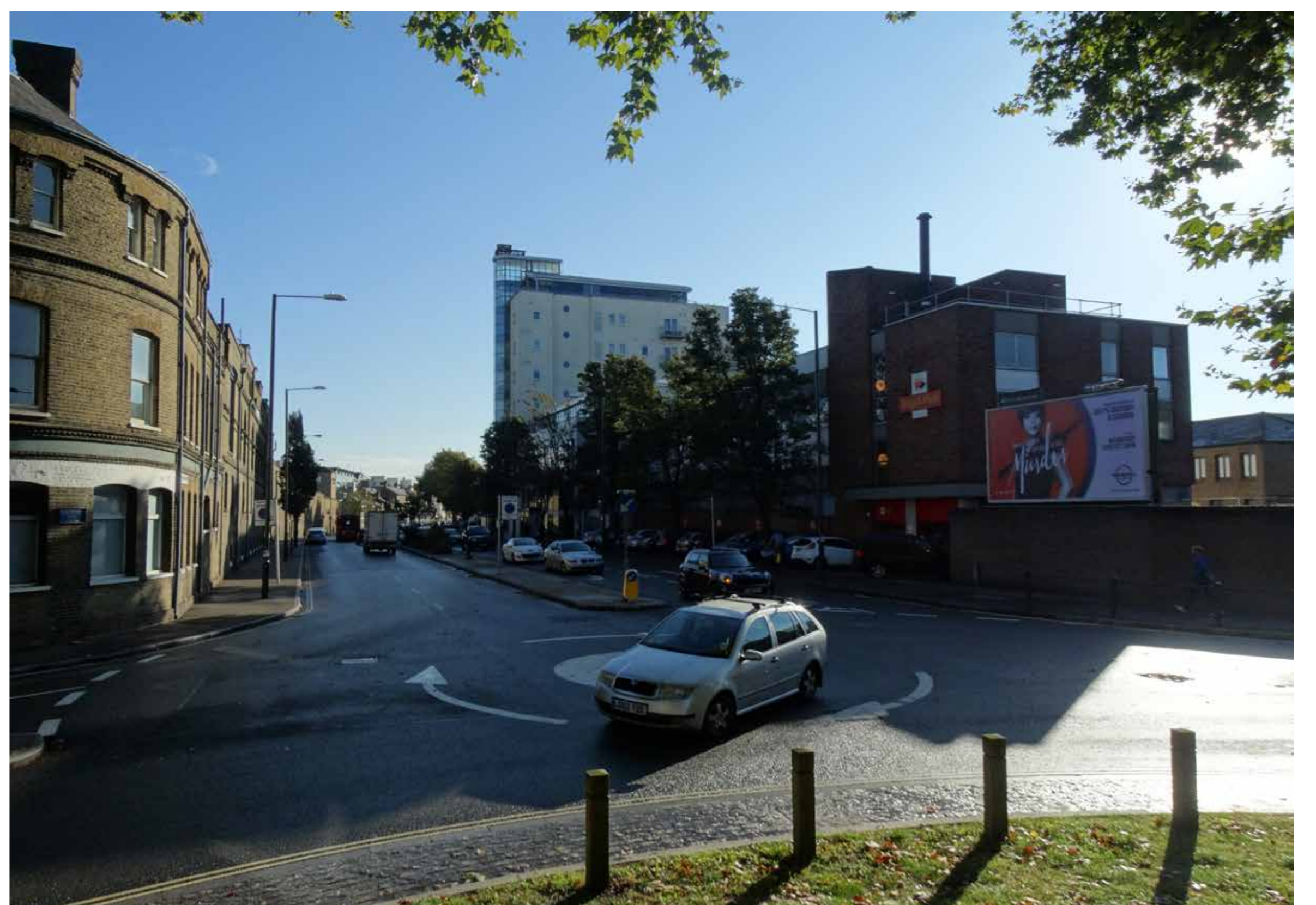


## Character Area 2: West White Hart Lane

- Includes White Hart Lane retail frontages that nestle into the residential street
- Wide, leafy and quiet streets of terraced housing, predominantly Edwardian and of varying character mostly being well preserved
- Eclectic detailing including ornamental porches and timbered gables
- Well defined boundaries set by the High Street and railway to the north and south

## Character Area 3: Mortlake High Street (part)

- Post-war and modern housing and shop fronts on Mortlake High Street, including a royal mail depot
- Development occurred when the High Street was widened in the 1960s
- Post war blocks of flats closest to the church show some consistency with each other, but the modern developments at the end of the High Street are less sympathetic. To some extent these buildings detract from the Mortlake Conservation Area
- Use of red brick and uPVC windows



# MOVING AROUND MORTLAKE VILLAGE

## WHAT IS ON OFFER IN MORTLAKE?

- Rail services at Mortlake Train Station
- Several bus stops located along A3003 and Avondale Road
- Good quality bus infrastructure
- A range of walking and cycling routes including off road cycle paths, main road cycle routes and quiet cycle routes

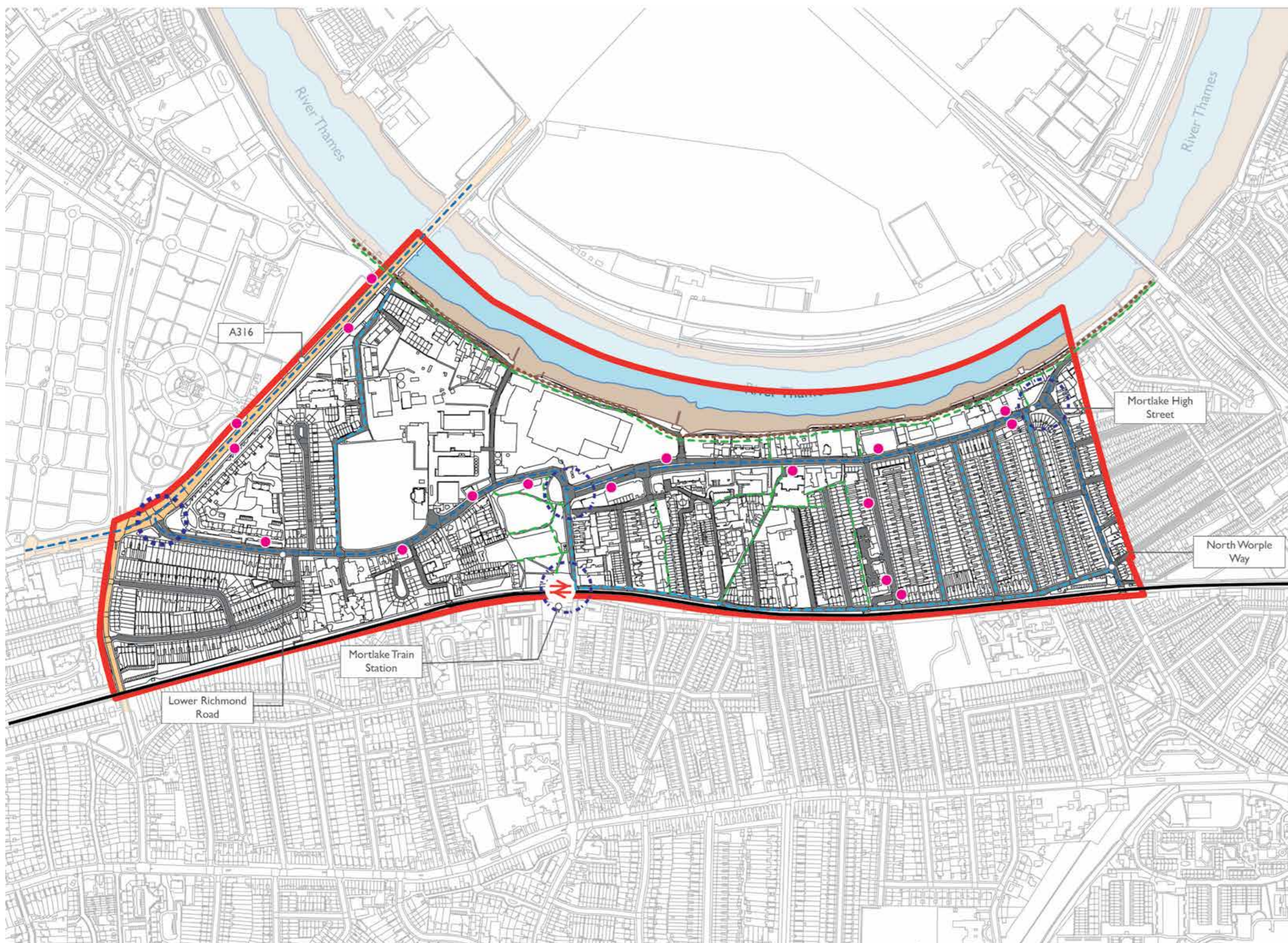
**What are the opportunities to improve the way in which residents move around Mortlake?**

**Which cycle routes need to be improved or are there opportunities for new routes?**

**Are there particular areas of pavement, streets or walking routes that need to be enhanced through maintenance, better design or lighting?**

**Are there any roads where heavy goods vehicles over dominate?**

**What else could be done to encourage walking and cycling?**



### KEY

- SPD boundary
- Main road
- Minor road
- ..... Public footpath
- - - - Off road cycle path through green space
- - - - Main road cycle routes
- - - - Quiet cycle route
- Bus stop
- Primary node
- Secondary node
- Railway line
- ➔ Railway station

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# SHOPS, SCHOOLS, HEALTH AND OTHER FACILITIES IN MORTLAKE

## WHAT IS ON OFFER IN MORTLAKE?

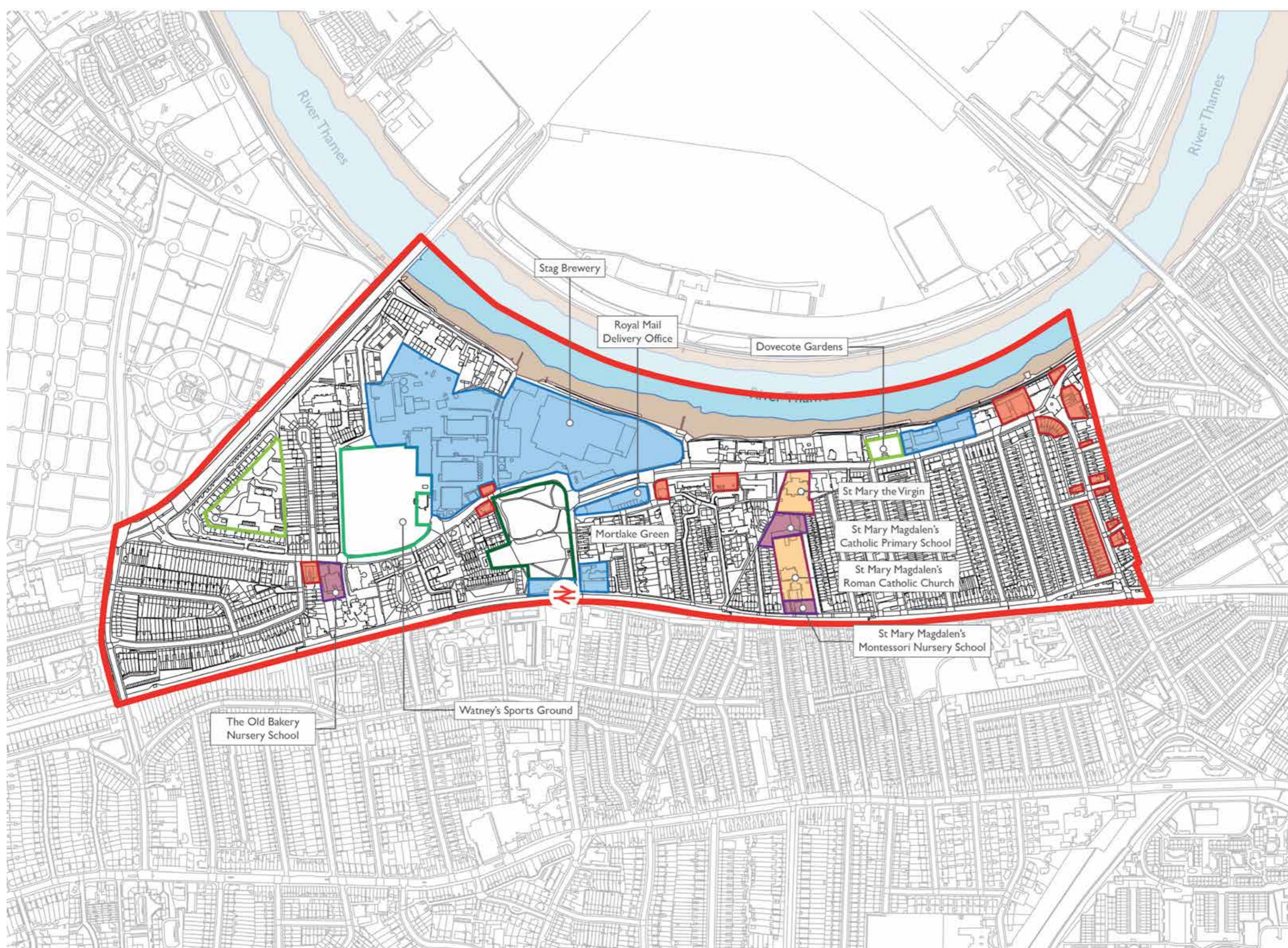
- White Hart Lane provides a variety of local shops, restaurants and cafes
- The area has one primary school and two nursery schools
- There are two churches located in the area
- Employment sites are generally located along Mortlake High Street
- There is 1 dental practice within the area

**What are your views on facilities and shopping in Mortlake?**

**Are there shopping areas that need to be improved, either shop frontages or improved public areas outside shops?**

**Are there areas of empty shops that are no longer needed, or areas where more shops are required?**

**Is there a need to improve community facilities including health, or provide more leisure, arts and cultural facilities?**



**KEY**

	SPD boundary
	Local Shops, Facilities, Restaurants, Bars and Cafes
	Community, Leisure, Tourism
	Schools
	Employment
	Public open space
	Other open land of townscape importance
	Sports ground

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# GREEN SPACES IN MORTLAKE

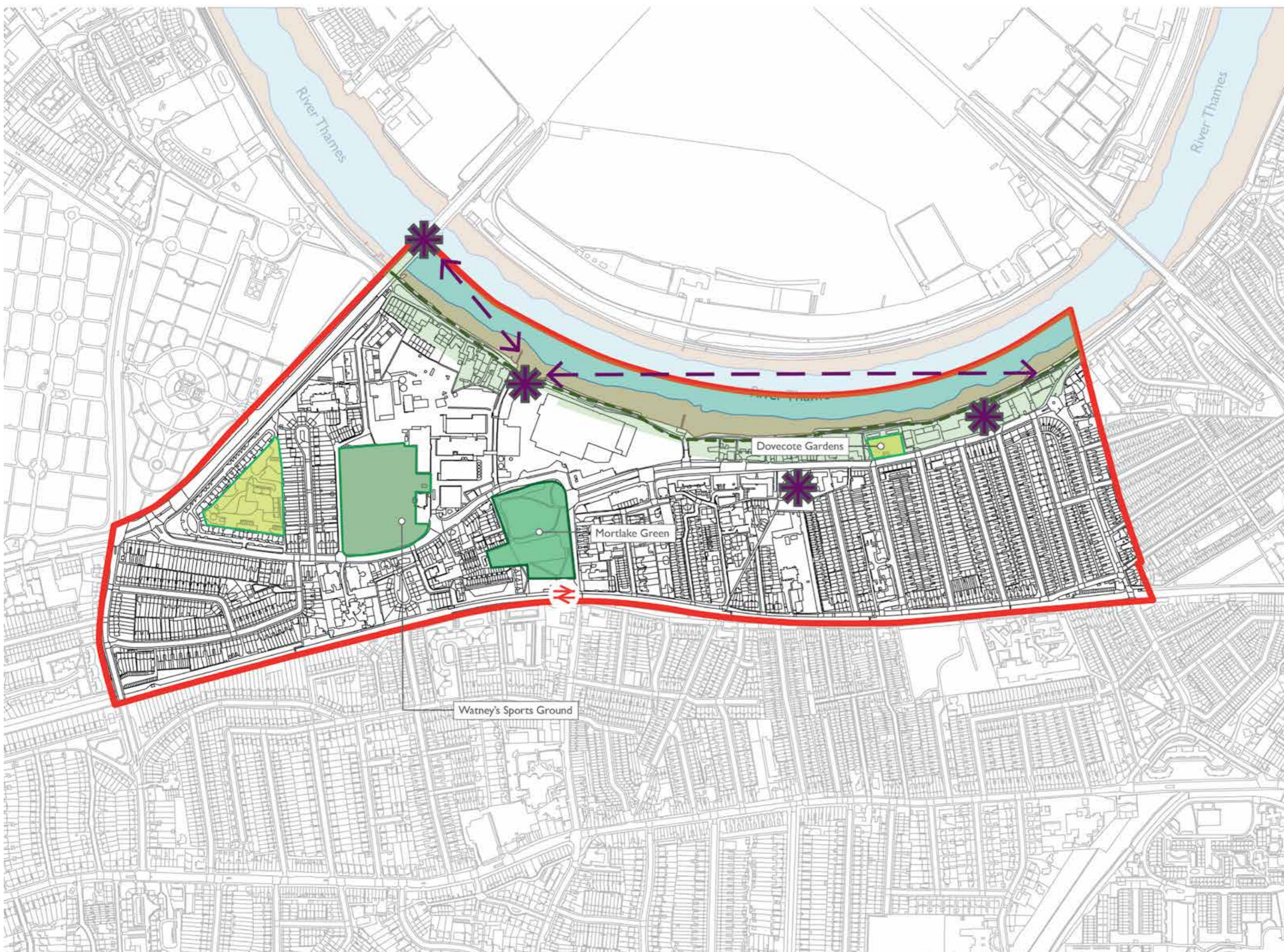
## WHAT IS ON OFFER IN MORTLAKE?

- Mortlake Green
- Watney's Sports Ground
- Dovecote Gardens
- Links to the River Thames and towpath

## How can the Council continue to improve green spaces in Mortlake?

**Are additional facilities such as play areas, pitches or benches needed to encourage greater use of green spaces?**

**Is there a need to review the management and maintenance of any green spaces?**



- KEY**
- SPD boundary
  - Public open space
  - Other open land of townscape importance
  - Sports Ground
  - Thames Policy Area
  - Landmark
  - Vista
  - Public right of way

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# PLANNING POLICY AND LARGER SITES IN MORTLAKE

## Planning Policy

The Council already has two adopted planning policy documents for use when assessing proposals for new development and changes of use. These are called the 'Core Strategy' and the 'Development Management Plan'. There is also a series of more detailed guidance, on a variety of topics, that the Council has produced. The Village Planning Guidance will complement and provide more local detail for applying these policies.

A new plan, which will allocate larger sites for development, change or protection, is being prepared. This is called the Site Allocations Plan. The Council is currently considering the range of responses received before moving forward with the Plan.

A list of the proposed sites in Mortlake is set out opposite for information.

A detailed Planning Brief for the Stag Brewery site has been adopted by the Council which can be viewed via the link on Board 4. However, if the Bus Station and Delivery Office sites come forward for planning permission we would be interested to hear your views on the design and appearance of the sites and any features that you think are important.

### **EM 1 Stag Brewery, Lower Richmond Road, Mortlake**

Proposal: Redevelopment for mixed uses to include residential including affordable units, open space, primary school, community and health, business, sports and leisure uses; river-related uses; retention of playing fields in their present location; possible bus stopping/turning facility.

### **EM 2 Mortlake High Street, Mortlake**

Proposal: Narrow road, off road cycle route and environmental improvements

### **EM 3 Mortlake Station, Sheen Lane, East Sheen**

Proposal: Station and interchange improvements

### **EM 4 Bus Station, Avondale Road, East Sheen**


Proposal: Residential, including affordable units (subject to re-provision of the bus facilities)

### **EM 6 Old Power Station and Tideway Yard, Mortlake High Street, Mortlake**

Proposed designation as Key Employment Site

### **EM 7 Mortlake and Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake**

Proposal for a mixed use scheme with employment and residential uses, including affordable units.

-  Site Allocation
- ① Stag Brewery
- ② Mortlake and Barnes Delivery Office
- ③ Mortlake High Street
- ④ Tideway Yard
- ⑤ Bus Station
- ⑥ Mortlake Station

